



A handwritten signature in black ink, appearing to read "Timothy W. Dore".

Timothy W. Dore
U.S. Bankruptcy Court

(Dated as of Entered on Docket date above)

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON

In re:

PATRICK SIMEKHA and JEAN SIMEKHA,
Debtors.

Case No. 19-10977

ORDER GRANTING MOTION TO SELL
REAL PROPERTY AND DISTRIBUTE
PROCEEDS

THIS MATTER having come before the Court on the Motion of Debtors Patrick and Jean Simekha for an Order Approving the Sale of Real Property and for Distribution of Proceeds; Notice of the Motion was served on all creditors and parties requesting notice of proceedings, as evidenced by the Proof of Service attached to the motion; all objections and limited responses having been resolved, having reviewed the motion and the records herein and deeming itself fully advised, it is hereby,

ORDERED ADJUDGED AND DECREED, as follows

1. The Debtors, Patrick and Jean Simekha, may sell their real property pursuant to the terms of the Purchase and Sale Agreement for the purchase price of \$820,000.00. The subject

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McGOLDRICK**
ATTORNEYS AT LAW

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property is located at 14265 130th Avenue NE, Kirkland, King County, WA 98034.

2. BSI Financial and/or assigns' secured first position Deed of Trust in the approximate amount of \$371,938.22, more or less, shall be paid in full through closing.

3. Craft3 and/or assigns' secured second position Deed of Trust in the approximate amount of \$10,840.59, more or less, shall be paid in full through closing.

4. Homeowner's Association dues owed to Kingsgate Five Homeowner's Association in the approximate amount of \$468.00, more or less, shall be paid in full through closing.

5. The secured lien held by Kingsgate Five Homeowner's Association in the approximate amount of \$2,500.00, more or less, shall be paid in full at closing.

6. The City of Kirkland's secured utility lien in the approximate amount of \$6,500.00, more or less, shall be paid in full at closing.

7. NS Utility's secured lien in the approximate amount of \$8,000.00, more or less, shall be paid in full at closing.

8. Reasonable closing costs, including excise tax, recording fees, title insurance, closing fees and real estate commissions shall be paid in full through closing.

9. The closing agent shall send the closing statement and \$120,000.00 to the Chapter 13 Trustee as follows:

Jason Wilson-Aguilar
Chapter 13 Trustee
PO Box 2139
Memphis, TN 38101-2139

The closing agent shall include the debtors' names and case number (19-10977-TWD) on the form of payment. Upon receipt of the funds, the Trustee shall disburse the funds pursuant to the debtors' plan.

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10. The closing agent shall send any remaining funds to the debtors.

11. Notwithstanding Federal Bankruptcy Rule 6004(h), the Order entered by this Court shall be effective immediately after its entry absent a stay pending appeal.

12. Pursuant to 11 U.S.C. §363(m), absent a stay of any order entered by this Court pending appeal, the reversal or modification on appeal of any Order entered by this Court, or any provision thereof, should not affect the validity of the sale transaction approved hereby which is consummated prior to such stay, reversal or modification on appeal.

13. The validity of the sale approved hereby shall not be affected by the appointment of a Successor Trustee, the dismissal of the above-captioned case, or its conversion to another chapter under Title 11 of the United States Code.

14. The above payoff figures are estimated and can not be fully calculated until actual payoff figures are received, and the final settlement statement is prepared.

///End of Order///

Presented by:

/s/ Brett L. Wittner
BRETT L. WITTNER, WSBA # 27657
Attorney for Debtors

No Objection:

/s/ Jason Wilson-Aguilar
Jason Wilson-Aguilar, WSBA #33582
Standing Chapter 13 Trustee

No Objection:

/s/ Erica Loftis
Erica Loftis, WSBA # 44308
Attorney for U.S. Bank N.A.

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